



# 8710 5th Avenue

Between 87th & 88th Streets  
Bay Ridge, Brooklyn, NYC

**Full 3-Story Building for Lease - 17,458 SF**

Former Medical Building

On-site Parking Garage and Full Lower Level

Convenient Access via Subway and Brooklyn-Queens Expressway



Ground Level - Existing Conditions



2nd Floor - Existing Conditions

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

## **17,458 SF Spread Across 3-Levels + Lower Level**

### **Ideal for Medical/Community Center/Adult Daycare Use**

On-site Parking Garage • 3rd Floor Outdoor Terrace

Elevator and Stairway Access Throughout

Commercial Kitchen

### **Area Highlights**

Close to Waterfront Shore Road Park and Dyker Beach Golf Course

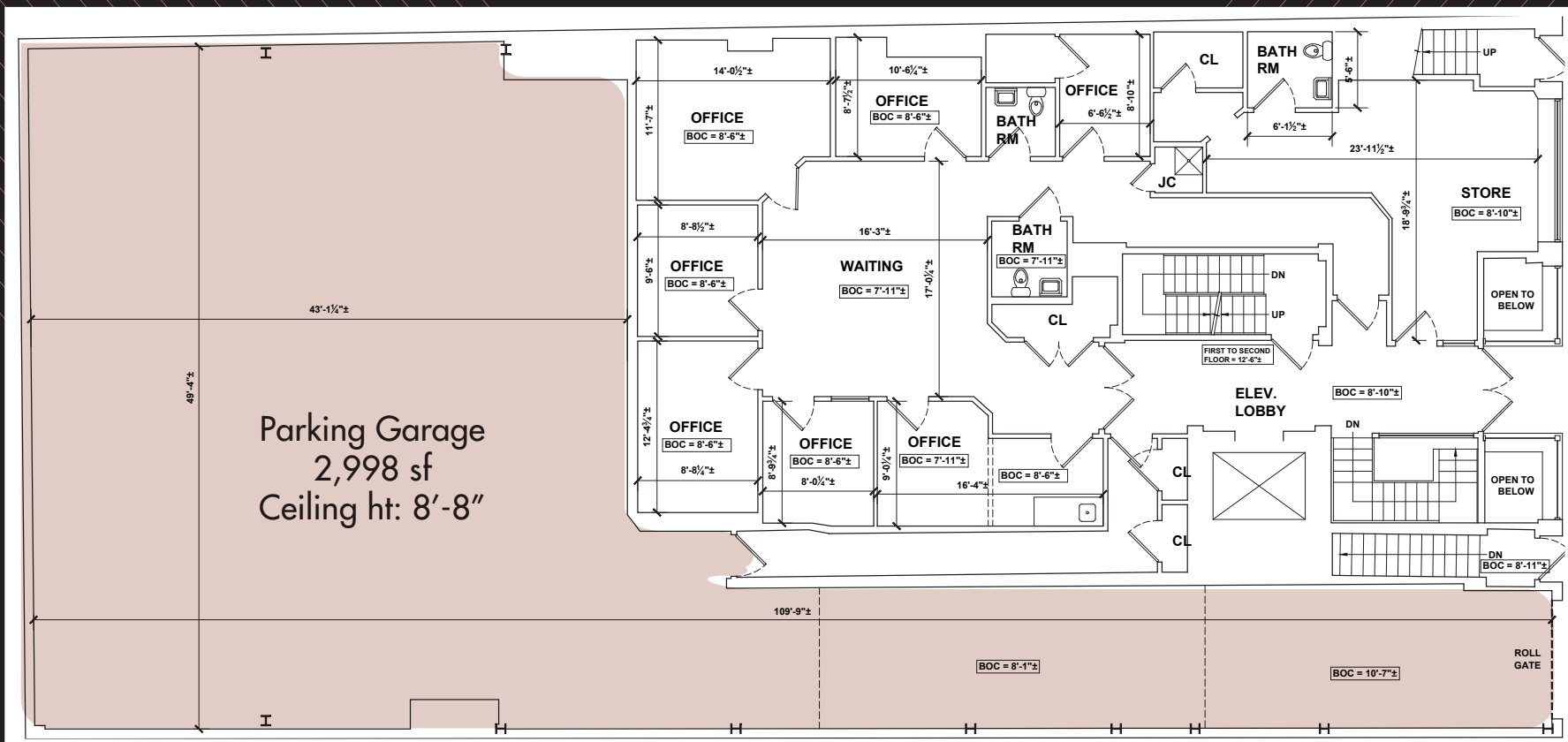
Tenants in the vicinity include NYU Langone Brooklyn Medical Arts Pavilion, Mercy Medical Care, An-Noor Social Center, Hamilton Park Nursing and Rehabilitation Center, Ovington Medical Associates, Lenox Hill Radiology, Brooklyn, Dyker Heights Adult Daycare Center, NewYork-Presbyterian Medical Group Bay Ridge Medical Imaging, Bay Ridge Community Development Center

### **Transportation Access**

2-Minute walk to **R** - train at 86th St/4th Ave

Brooklyn Queens Expy (I-278) 0.8 miles to entry heading South to Verrazano Bridge | 0.5 Miles to entry heading North  
NY Ferry 25-Minutes via the **B37** bus to the American Veterans Memorial Pier – a 53-minute ride to Corlears Hook in Lower Manhattan

# Ground Floor - 2,727 sf



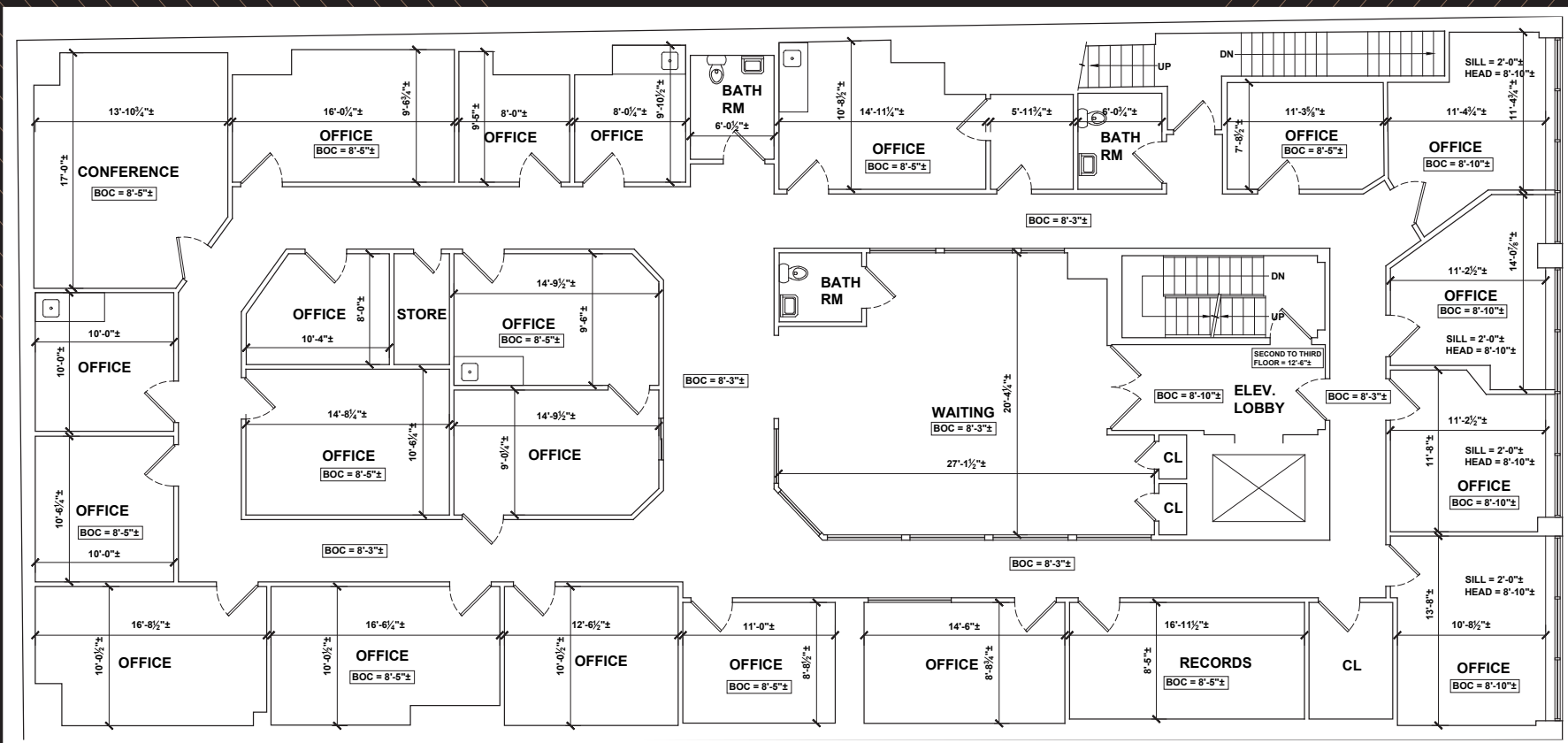
5th Avenue

(7) Private Workspaces • Waiting Area • (3) Restrooms



Floor Plan not to scale, for display purposes only

# 2nd Floor - 5,725 sf



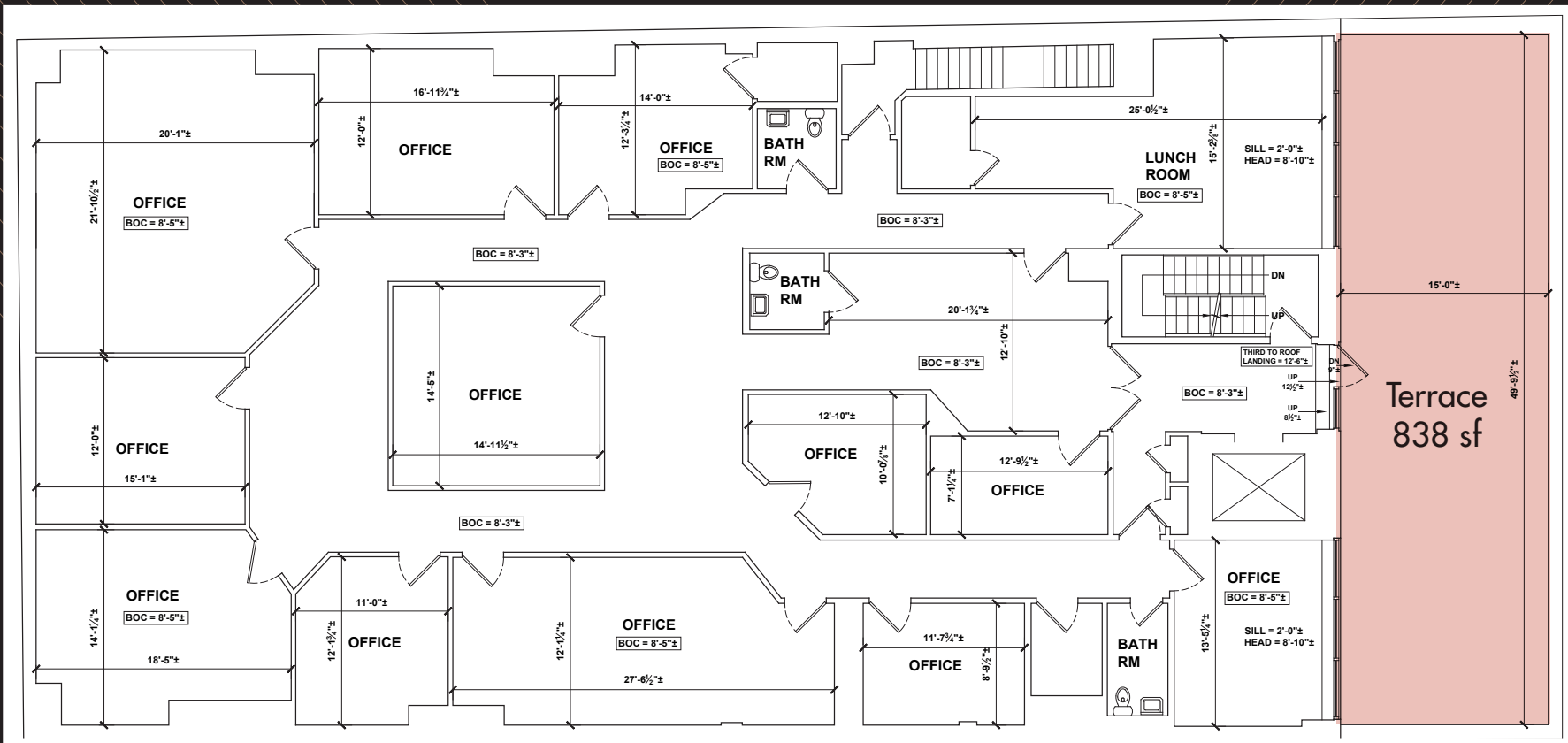
5th Avenue

(21) Private Workspaces • Conference Room • Waiting Area • (3) Restrooms



Floor Plan not to scale, for display purposes only

# 3rd Floor - 4,890 sf



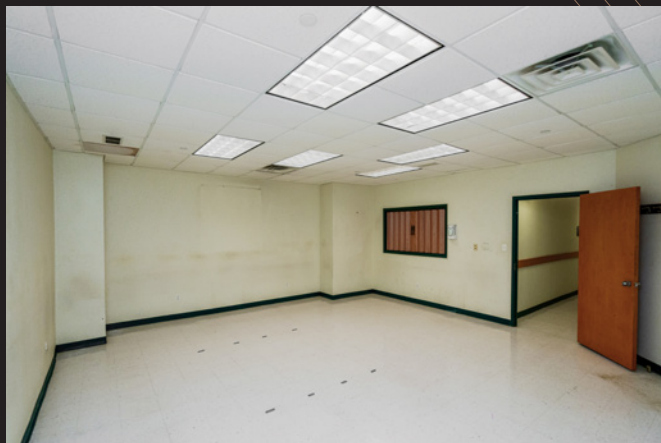
5th Avenue

(12) Private Workspaces • Lunch/Break Room • (3) Restrooms

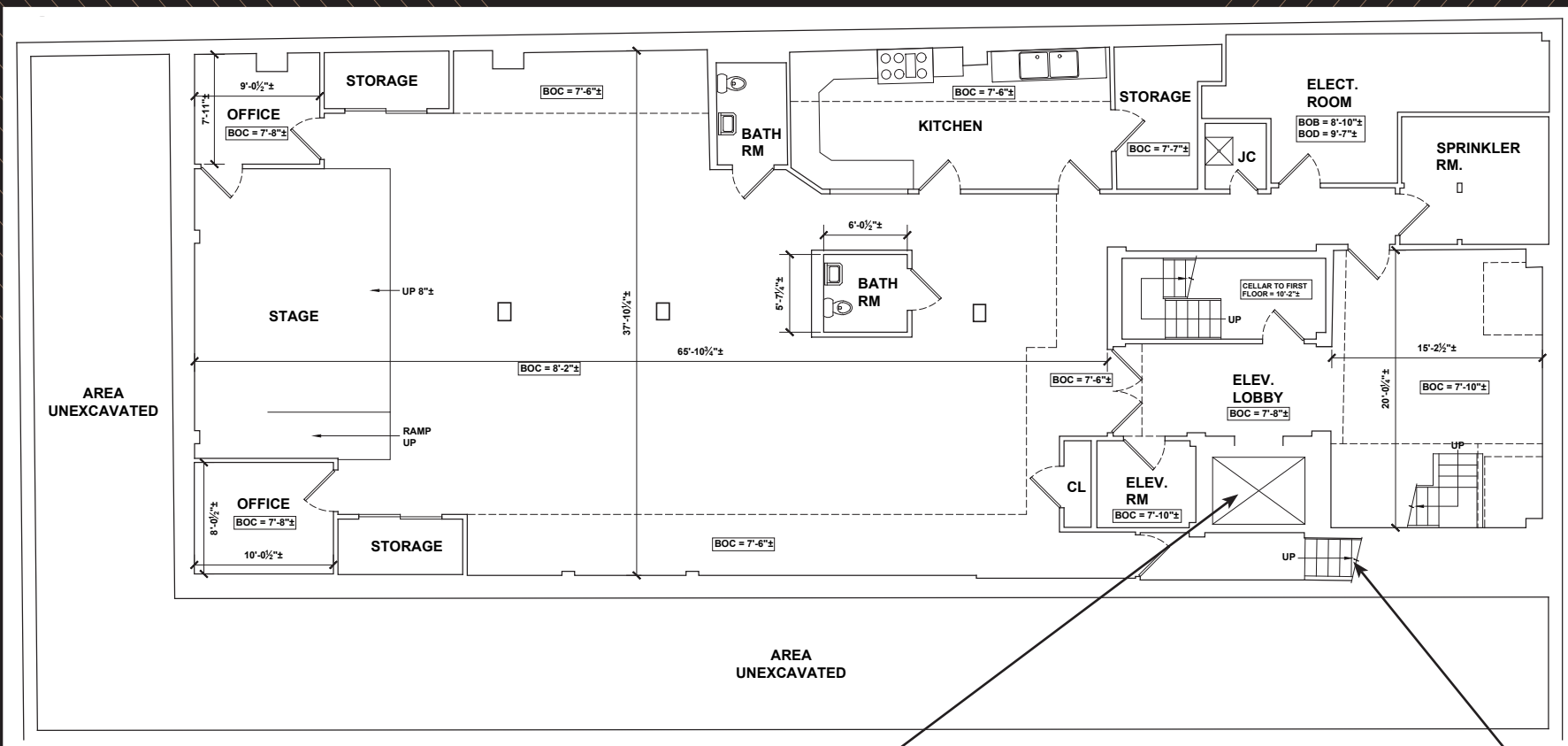


Floor Plan not to scale, for display purposes only

# 3rd Floor - 4,890 sf



# Lower Level - 4,116 sf



5th Avenue

(2) Private Workspaces • Commercial Kitchen • (1) Restroom • Large Open Area



Floor Plan not to scale, for display purposes only

# Lower Level - 4,116 sf





# Area Map





For further information and/or inspection contact:

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